

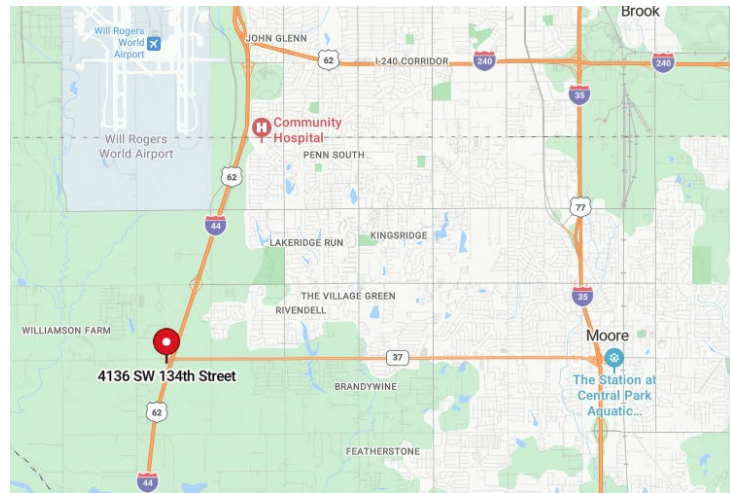
**REDUCED** Sales Price: \$2,258,586 (\$17.00/SF)  
 Lease Price: \$3,800/Month



**4136 S.W. 134<sup>th</sup> Street**  
 Oklahoma City, Oklahoma 73170

**PROPERTY HIGHLIGHTS**

- 1,300 SF on 3.05 Acres MOL
- Zoned: I-2
- Frontage on I-44
- Serviced with OKC Water



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**EXECUTIVE SUMMARY**

We have been retained to offer for sale the 3.05 acre land parcel on the southwest corner of Interstate 44 and SW 134th in Oklahoma City.

This is one of the very few sites left within the five miles of the intersection of Interstate 240 and Interstate 44. This area has become a very highly developed retail area because of its proximity to Will Rogers World Airport, the SSM Health System, the assemblage of acreage by Integris Health, the development of two Amazon Prime distribution centers, the development of Walmart and surrounding retailers such as Buffalo Wild Wings, On Cue and others. Tinker Federal Credit Union is across the street north of this site.

The zoning for this 3.05 acres is I-2, moderate industrial, which will include all uses consistent with zoning for retail, fuel sites, and most all retail/medical office uses.

Please contact us for a tour of the site.



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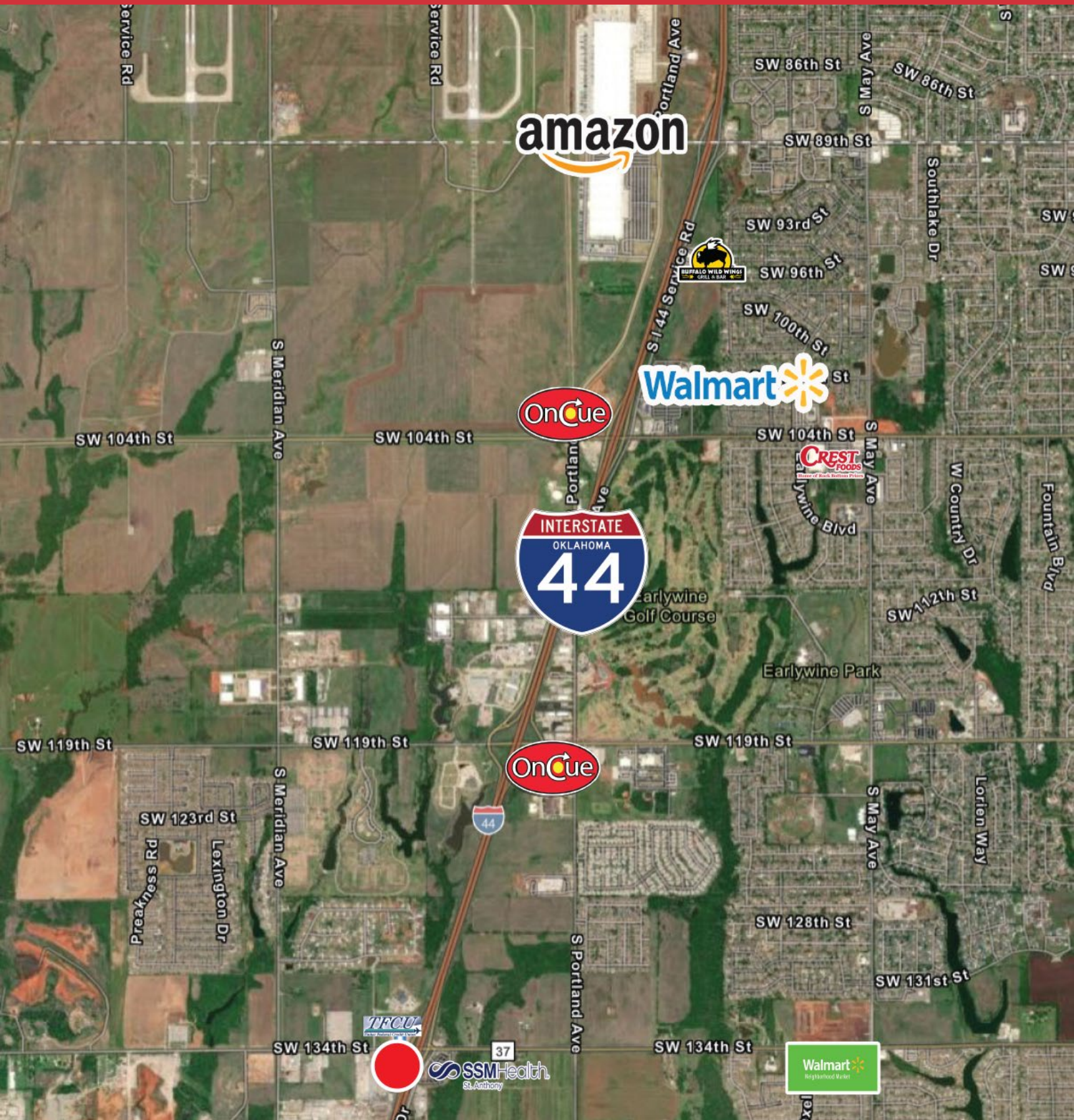
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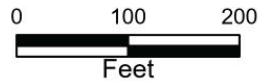
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### ATLAS

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- Legend**
- Fire Hydrant
  - Water Main
  - Storm Drain

Population	1 Mile: 1,746	3 Miles: 21,994	5 Miles: 90,656
Average Household Income	1 Mile: \$150,389	3 Miles: \$122,125	5 Miles: \$86,028
Total Households	1 Mile: 604	3 Miles: 7,946	5 Miles: 35,608

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